

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 08/12/2025 8:28 PM from [REDACTED]

Application Summary

Address:	Land West Of Norwood Lane Meopham Gravesend Kent DA13 0YE
Proposal:	Outline application with all matters reserved (except access) for a development of up to 150 dwellings (Use Class C3), including affordable dwellings, and associated landscaping, public open space and infrastructure works.
Case Officer:	Mrs Alison Webster

[Click for further information](#)

Customer Details

Name:	[REDACTED]
Email:	[REDACTED]
Address:	[REDACTED]

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application

Reasons for comment:

Comments:	[REDACTED] I object to this application, please see the following material considerations: - 1. The siting in relation to existing properties - it is too close; t [REDACTED] 2. [REDACTED] This will restrict [REDACTED] sunlight and daylight 3. [REDACTED] The proposal says that the highest density housing will be at the boundary with existing residential properties, some of which maybe 2.5 stories high. 3. The land in question is farmed agricultural land. Over the years many different crops have been grown on this land. Kent is supposed to be the "Garden of England", if you build over the garden, where are you going to grow the food? 4. The application says that the development will be accessed from Green Lane. Green Lane is exactly what it sounds like, it is very green because of all the beautiful trees and hedgerows, and it is a "lane". A very narrow country lane with a weight restriction. There is only a pavement on one side because it is so narrow, and frequently two large vehicles struggle to pass one another. It is totally unsuitable for access to a housing estate, with the potential for at least 300 cars entering and leaving on a daily basis. 5. The land is clearly designated as Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, inappropriate development is, by definition, harmful to the Green Belt and can only be approved in very special circumstances see Policy CS02: Scale and Distribution of Development of the Local Plan Core Strategy. This proposed
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development is totally inappropriate in this rural setting. The NPPF states that the construction of new buildings in the Green Belt is not appropriate. There are absolutely no "very special circumstances" for approval, apart from the greed of the landowner and developer. It is also outside the existing rural settlement boundary.

6. The plot of land subject to this application borders directly, at its south-east corner, with the nationally important landscape, the Kent Downs Area of Outstanding Natural Beauty. The NPPF clearly states that local authorities should "conserve the landscape and scenic beauty of areas of Outstanding Natural Beauty and well as protect and enhance valued landscapes". It won't remain an area of outstanding natural beauty if you build a housing estate on its border. A rural landscape remains rural because it does not change over decades.

7. The effect of extra traffic -The main road through the village is the A227. It is used as a "cut through" from the A2 to the M20 by thousands of vehicles every day. The situation is made worse if there is a problem on the M25, which frequently there is. There is a constant stream of traffic on this road. Currently, from very early in the morning until after the schools have started, it can take up to 15 minutes in a queue to exit Green Lane onto the A227. Adding potentially another 300 cars to this queue would be disastrous.

8. The local authority has already declared a "climate emergency". Any development, however small, will have an adverse effect in terms of noise, air and light pollution, traffic and CO2 emissions.

9. There is no identified need for additional local housing in this rural settlement.

10. The existing local services are already overstretched. The schools are full to bursting point, the medical centre cannot cope, with a 4 to 5 week wait for a GP appointment, and there is not an NHS dentist in the village.

11. Under Gravesham Local Development Scheme at 2.8.1, there is "a need to ensure that existing communities gain benefits as a result of new developments in their area". There is no benefit for the existing residents in this application.

12. Under the same development scheme, there is a "Vision for Kent" to ensure "quality of life is high for everyone". My quality of life would be seriously reduced if this application was granted.

13. In November 2023 Gravesham Borough Council produced a 116-page document "Design for Gravesham Baseline Analysis". At pages 94 and 95 it states "Gravesham's rural area is populated with villages and rural settlements each with its own unique identity which the Design Code aims to embrace and protect". It identifies 7 "Rural Character Areas". One of the 7 identified is "North Downs: Sole Street, Meopham/Hook Green and Meopham Green". The best way to embrace and protect this rural character area is to refuse this application.

Kind regards